

Sub- Group	Recommendation	Econ Benefits	Enviro Benefits	Health Benefits	Social Benefits	Level of Effort	Benefit Relative to Cost	Timeframe (Short, Medium, Long)	Overlap with Other Working Groups	Comments
Bldgs	ACTION: Rehab all low-income housing to be green and healthy	н	М	Н	Н	Н	Н	S-M	Energy, Waste, Green Economy	"Affordable housing" in DC is 60% of the AMI (Area Median Income), which translates into \$1400/month for a 2-bedroom. DC needs truly affordable housing!
Bldgs	GOAL: Improve energy efficiency (especially in existing buildings), for overall net energy use reduction of [x%] by [2020?]?	Ħ	Ŧ	M	M	Н	Ξ	S-M	Energy, Climate, Green Economy	
Bldgs	GOAL: All flat roof surfaces to be green, cool, solar, or otherwise use-optimized by 2035	L-M	Μ	M	M-H	M-H	Μ	L		Sooner is feasible if government mandated and incentivized.
Bldgs	GOAL: Make building performance data transparent and accessible for all buildings	H	Η	L	M	L	Ħ	S	Energy, Climate	if actions under this are combined, this becomes top recommendation with 127 votes (66+41+20)
Land Use	GOAL: Achieve a 40% tree canopy by 2035	М	Ħ	М	М	М	Н	М	Climate, Nature, Water	See actions 20.1-20.8 & 31.1-31.7, including: green streets, tree canopy, LID, green roofs, restrict construction near mature trees
Bldgs	ACTIONS: Remove split incentives between landlords and tenants in both residential & commercial sectors that block investment in energy efficiency, such as allowing submetering in residential sector without undermining rent control	Н	M	Ĺ	Н	Н	Н	S-M		
Bldgs	GOAL: Achieve reduced construction/deconstruction waste and increase diversion of waste [reuse is priority; then recycling]: minimum of 35% of all construction and demolition waste by 2015; 50% by 2020 and 90% by 2030	I	Ι	М	М	М	Ι	S-L	Waste	Target too low! 35% is too low, 50% or higher is easily achievable



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Bldgs	GOAL: Create leading examples of sustainability in residential sector (both single and multi-family), overall impact is small but aim is to lead by example									
Bldgs	GOAL: Increase efficiency of land use and infrastructure by increasing density, reducing parking requirements, and creating walkable communities.									
Bldgs	ACTION: Implement performance-based energy codes for new construction and major renovations	Н	Н	L	L	L-M	Н	S-M	Energy	
Bldgs	ACTION: Mandate energy audits of all buildings, including residential single-family, with transactional disclosure (sale/lease), and public reporting (online and onsite) of audit results for buildings over 25,000 sq ft	М	L	L	М	М	Н	М	Energy, Climate	
Finance	GOAL: Create financial products that align public and private sectors to incentivize private capital and developers to enter underserved markets and raise the sustainability bar	Ι	М	М	М	Η	Ι	_	Green Economy	
Finance	ACTION: Transform property tax into a value capture user fee (or "split-rate" tax) by reducing tax on buildings and increasing tax on land									Also known as "split-rate" tax
Bldgs	ACTION: Incentivize and eventually mandate retrofits of poorest performing buildings	Н	M	Н	н	Н	M	M		Encourage retrofit over demolition as often as possible
Land Use	GOAL: Create neighborhoods with a balance of uses within walkable distances	Н	Н	Н	Н	Н	Н	Long	Transportation	
Bldgs	GOAL: Reduce water use and increase on-site energy production with long-term goal of water and energy neutrality or net positive	Н	Н	L	L	M-H	Н	S-L		
Bldgs	ACTION: Make solar thermal use widespread -> most buildings can meet all their hot water needs with solar thermal									



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Infra.	GOAL: Relieve pressure on water infrastructure and natural waterways by improving stormwater management	Н	Н	M	М	Н	н	М	Water, Nature	
Land Use	ACTION: Simplify license agreements and district regulations to promote use of vacant lots on a temporary or permanent basis for urban agriculture and community gardens, as well as temporary uses, such as art installations and short term retail businesses	Н	Н	Н	Н	L	Н	S		
Bldgs	GOAL: Make all new buildings carbon neutral, or net energy producers, by 2030	Н	Н	Н	М	Н	Н	L	Climate, Water, Energy	Should be 2020?
Comm.	GOAL: Develop free Wi-Fi infrastructure as a public equity amenity									Will this still bring good ROI in 10 years, versus increasing access to Smartphones?
Bldgs	ACTION: Require active public disclosure of energy performance for all buildings >25,000 sq ft by 2016	М	М	L	М	L	Н	S	Energy, Climate	
Land Use	ACTION: Draw on the UDC as educational center for sustainability, including agricultural program and establish a nursery for sedum and green roof plantings at Oak Hill, Poplar Point or other open land, and include training programs for train residents in growing plants for green roofs	IVI	Н	М	н	М	Н	L	Food	
Infra.	GOAL: Require utilities at all levels to demonstrate the adoption of sustainable practices, designs and systems	н	н	М	н	М	н	S	Water, Waste, Energy	municipalization as backstop option?
Bldgs	ACTION: By 2013, Allow in regulations and incentivize use of gray water systems, waterless urinals, living machines.								Water	